



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 12/8/2016

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 CITY FIRE STATION #11

#### SITE PLAN

Project Classification: SITE PLAN

Address: 1901 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3500500072, 089 & 090

Acres: 1.930

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: LB

Misc notes: Construction plans for a new fire station and associated improvements.

☐ new BP approval tracking

City Project ID #: 161122-SavannahHwy-1

City Project ID Name: TRC\_SP:CityFireStation11

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: DANNY FORSBERG danny@forsberg-engineering.com

**RESULTS:** Revise and return to TRC; Construction Activity, CSWPP and Stormwater Technical Report required.

### # 1 CITY FIRE STATION #11

#### SITE PLAN

Project Classification: SITE PLAN

Address: 1901 SAVANNAH HIGHWAY

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# Lots (for subdiv):

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Misc notes: Construction plans for new fire station and associated improvements.

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City Project ID #: 161122-SavannahHwy-1

City Project ID Name: TRC\_SP:CityFireStation11

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: DANNY FORSBERG danny@forsberg-engineering.com

**RESULTS:**

### # 2 JOHN WESLEY UMC PARKING LOT

#### SITE PLAN

Project Classification: SITE PLAN

Address: 11-15 SAINT TERESA DRIVE

Location: WEST ASHLEY

TMS#: 4210200176 & 177

Acres: 0.490

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans): -

Zoning: SR-2

Misc notes: Construction plan to expand the church parking lot and associated improvements

☐ new BP approval tracking

City Project ID #: 161122-SaintTeresaDr-1

City Project ID Name: TRC\_SP:JohnWesleyUMCParkingLot

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z

Owner: JOHN WESLEY UMC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: DANNY FORSBERG danny@forsberg-engineering.com

**RESULTS:** Revise and return to TRC; Construction Activity, CSWPP and Stormwater Technical Report required.

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**#2 JOHN WESLEY UMC PARKING LOT****SITE PLAN**

Project Classification: SITE PLAN  
Address: 11-15 SAINT TERESA DRIVE  
Location: WEST ASHLEY  
TMS#: 4210200176 & 177  
Acres: 0.490  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: SR-2

☐ new BP approval tracking

City Project ID #: 161122-Saint TeresaDr-1  
City Project ID Name: TRC\_SP:JohnWesleyUMCParkingLot

Submittal Review #: PRE-APP  
Board Approval Required: BZA-Z

Owner: JOHN WESLEY UNITED METHODIST CHURCH  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: Construction plans for a parking lot accessed from an existing parking lot.

**RESULTS:**

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**#3 NABORS DRIVE****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: NABORS DRIVE  
Location: JAMES ISLAND  
TMS#: 4281600013, 046-048 & 052  
Acres: 3.86  
# Lots (for subdiv): 25  
# Units (multi-fam./Concept Plans):  
Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 161122-NaborsDr-1  
City Project ID Name: TRC\_CP:NaborsSubdivision[Concept]

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC

Owner: PULTE HOME CORPORATION  
Applicant: ADC ENGINEERING, INC. 843-566-0161  
Contact: CHRIS COOK chrisc@adcengineering.com

Misc notes: Subdivision concept plan for a 25 lot single-family attached subdivision.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPP and Stormwater Technical Report required.

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**#4 DANIEL'S CORNER****SITE PLAN**

Project Classification: SITE PLAN  
Address: RIVER LANDING DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000227  
Acres: 0.82  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DI-TC

☐ new BP approval tracking

City Project ID #: 160622-River LandingDr-1  
City Project ID Name: TRC\_SP:Daniel'sCornerMixedUse

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB

Owner: SL SHAW & ASSOCIATES/DANIEL ISLAND COMPANY  
Applicant: ARCHITECTURE PLUS SC, LLC 843-568-7681  
Contact: TIM HILKHUIJSEN timh@architectureplusllc.com

Misc notes: Construction plans for a new mixed-use building and associated improvements. (note TRC members with previous comments received responses).

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#5 SPRING VILLAGE DEVELOPMENT****SITE PLAN**

Project Classification: SITE PLAN  
Address: 62 & 64 SPRING STREET / 242 COMING STREE  
Location: PENINSULA  
TMS#: 4600802043, 036, 035  
Acres: 0.34  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB & DR-2F

☐ new BP approval tracking

City Project ID #: 160622-62SpringSt-1  
City Project ID Name: TRC\_SP:SpringVillageDevelopment

Submittal Review #: 3RD REVIEW  
Board Approval Required: BAR

Owner: DA HOLDINGS, LLC  
Applicant: DA HOLDINGS, LLC 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new mixed-use development and associated improvements

**RESULTS:** Revise and resubmit to TRC.

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**#6 AQUARIUM PARKING GARAGE (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 24 CALHOUN STREET

Location: PENINSULA

TMS#: 4591304001

Acres: 3.170

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Preliminary subdivision plat to create two lots.

☐ new BP approval tracking

City Project ID #: 161122-CalhounSt-1

City Project ID Name: TRC\_PP:AquariumParkingLot[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC. 843-571-2622

Contact: LEWIS MOORE lmoore@forsberg-engineering.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#7 DANIEL ISLAND CLUB EXPANSION (REVISED POOL KITCHEN)****SITE PLAN**

Project Classification: SITE PLAN

Address: 715 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2710000001

Acres: 14.51

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: Construction plans for a pool kitchen addition and open space improvements.

☐ new BP approval tracking

City Project ID #: 161122-715Island ParkDr-1

City Project ID Name: TRC\_SP:DanielIslandClub[RevisedPoolKitchen]

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: DANIEL ISLAND CLUB

Applicant: THOMAS &amp; HUTTON ENGINEERING CO. 843-725-5229

Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC; Possible re-submittal of CAA, CSWP3; see Kinsey Holton for MS4 comments.

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**#8 EAST BAY APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN

Address: 655 EAST BAY STREET

Location: PENINSULA

TMS#: 4590604019, 020

Acres: 0.99

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 51

Zoning: MU-1/WH

Misc notes: Construction plans for new residential apartment building(s) and associated improvements.

☒ new BP approval tracking

City Project ID #: 150707-EBaySt-1

City Project ID Name: TRC\_SP:EastBayApartments

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: EAST BAY APARTMENTS, LLC

Applicant: THOMAS &amp; HUTTON ENGINEERING CO. 843-725-5229

Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC; CSWPPP required.

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**#9 130 GROVE STREET****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 130 GROVE STREET

Location: PENINSULA

TMS#: 4631501053

Acres: 0.26

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans): 2

Zoning: SR-2

Misc notes: Preliminary subdivision plat to subdivide one lot into two lots.

☐ new BP approval tracking

City Project ID #: 161025-GroveSt-1

City Project ID Name: TRC\_PP:130GroveStreet[2lots]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: 130 GROVE, LLC

Applicant: DAN NATHANSON 323-251-3954

Contact: DAN NATHANSON dannathanson1@gmail.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 10 MAYBANK VILLAGE, PHASE 3**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 3201 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000248

Acres: 10.33

# Lots (for subdiv): 35

# Units (multi-fam./Concept Plans): 34

Zoning: GB

☐ new BP approval tracking

City Project ID #: 161025-MaybankHwy-1

City Project ID Name: TRC\_CP:MaybankVillagePhase3[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: TIDELANDS BANK

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Subdivision concept plan for Maybank Village Phase 3 (December PC hearing).

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.